

**WORK SESSION
OF THE BRIGHAM CITY COUNCIL
MAY 5, 2009
7:35 A.M.**

PRESENT:	Reese Jensen	Mayor Pro Tem
	Bruce Christensen	Councilmember
	Scott Ericson	Councilmember
	Ruth Jensen	Councilmember
	Bob Marabella	Councilmember
ALSO PRESENT:	Rick Bosworth	Human Resource Coordinator
	Ben Boyce	Leisure Services Director
	Jim Buchanan	EMS Director
	Mary Kate Christensen	City Recorder
	Blake Fonnesebeck	Public Work Director
	Nancy Green	Senior Center Director
	Jared Johnson	Community Development Director
	Paul Larsen	Economic Development Director
	Bruce Leonard	City Administrator
	Sarah Lundberg	Museum-Gallery Director
	Jason Roberts	Finance Director
	Paul Tittensor	Chief of Police
	Alan Wright	Public Power Director
EXCUSED:	Lou Ann Christensen	Mayor

Facility Needs

Councilmember Marabella explained that as the Space Needs Committee looked at space needs, they came up with the solution of moving the Museum to the current City Hall building which would leave both levels of the Community Center to be used as the Senior Center. Ms. Lundberg expressed concern with the current HVAC system at City Hall. The Museum must have a very stable temperature. This would have to be updated.

It is also proposed that a new building be built to be used as the new City Hall. If it is used for the employees that are occupying the current City Hall only, it would be two stories. If the County wants to use part of it for a Justice Court there could be three stories. Councilmember Ericson said he talked to Commissioner Jay Hardy about this and they seemed interested in the idea. The County's Board will talk about this at their next meeting.

In the proposed plans, there will be no entrance to the Plaza area from Main Street. This will eliminate the safety concern of vehicles coming and going onto Main Street from the parking lot.

There was some discussion on the number of parking spaces with the proposed plan. Mr. Moyes has done some preliminary work and the Committee talked about adding diagonal parking on 100 East. If the County shares some of the building their parking lot could also be shared.

Councilmember Ericson reviewed financial information received from MHTN. They estimated \$15 million originally. They have lowered that estimate to \$11.5 million. If the City did a lease to buy, it would save approximately \$1.5 million compared to bonding. He thought in this economic environment the cost to build could even go down more, maybe to \$9 million.

Mr. Leonard said Mr. Roberts told the Committee that \$800,00-\$900,000 could be available to lease a facility. This does not include any P&G money. Councilmember Marabella suggested scheduling another work session and have Mr. Roberts bring some financial options to the Council at that time.

Councilmember Ericson said if the City does a GO bond, the public has a voice in what happens. If there is not a GO bond this does not allow the public to have a say. He felt it was important to allow the public opportunities to give comment on what they would like. The Council needs to be very transparent in the process.

Mr. Leonard suggested the Council brand this project and have some public open houses. Councilmember Marabella suggested a strategic plan be in place to present to clubs throughout the City, rather than the citizens hearing things through the grapevine.

Mr. Leonard felt that we should go beyond just the concept and get a footprint of the two buildings. When they sent out the RFP they received four responses. Since that time he has been approached by several larger companies. There may be an opportunity to broaden the field. Usually the more companies interested the better the prices are. Councilmember Marabella was concerned about going any further without a finance plan. Mr. Leonard felt that they could be done at the same time, as well as a marketing plan, without spending a lot of money. Mayor Pro Tem Jensen recommended the Committee prepare a strategy on how to move forward from this point - what to present to the public and when; what additional information is needed from contractors to present to the public.

Councilmember Ruth Jensen said she likes the concept. She expressed concern with parking as well. She felt the City needs to make sure there are the required parking spaces so we do not go against our own ordinances.

Councilmember Marabella said with very good construction costs it may be possible to do both a new City Hall building and a Recreation Center by doing Phase I of City Hall and three soccer fields and three baseball fields. Mr. Fonnesbeck added that it is possible to do some things in house, such as grading, to get the property ready for a contractor to do the final build on a field.

The Council scheduled another work session for May 28 at 7:30 a.m. to discuss this further. This will also be on the June 4 agenda. The Committee will look at parking, financing, marketing plan and how and when to present this to the public and the strategy to do that and present it to the Council at the May 28 work session.

2009-10 Budget Presentation

Mayor Pro Tem Jensen made a presentation of the 2009-10 budget for the Council's comments and suggestions. He will present this at the May 7, 2009 Council meeting.

The meeting adjourned at 9:08 a.m.